

[www.hopesauction.co.uk](http://www.hopesauction.co.uk)



**HOPE'S**  
AUCTIONEERS & LAND AGENTS

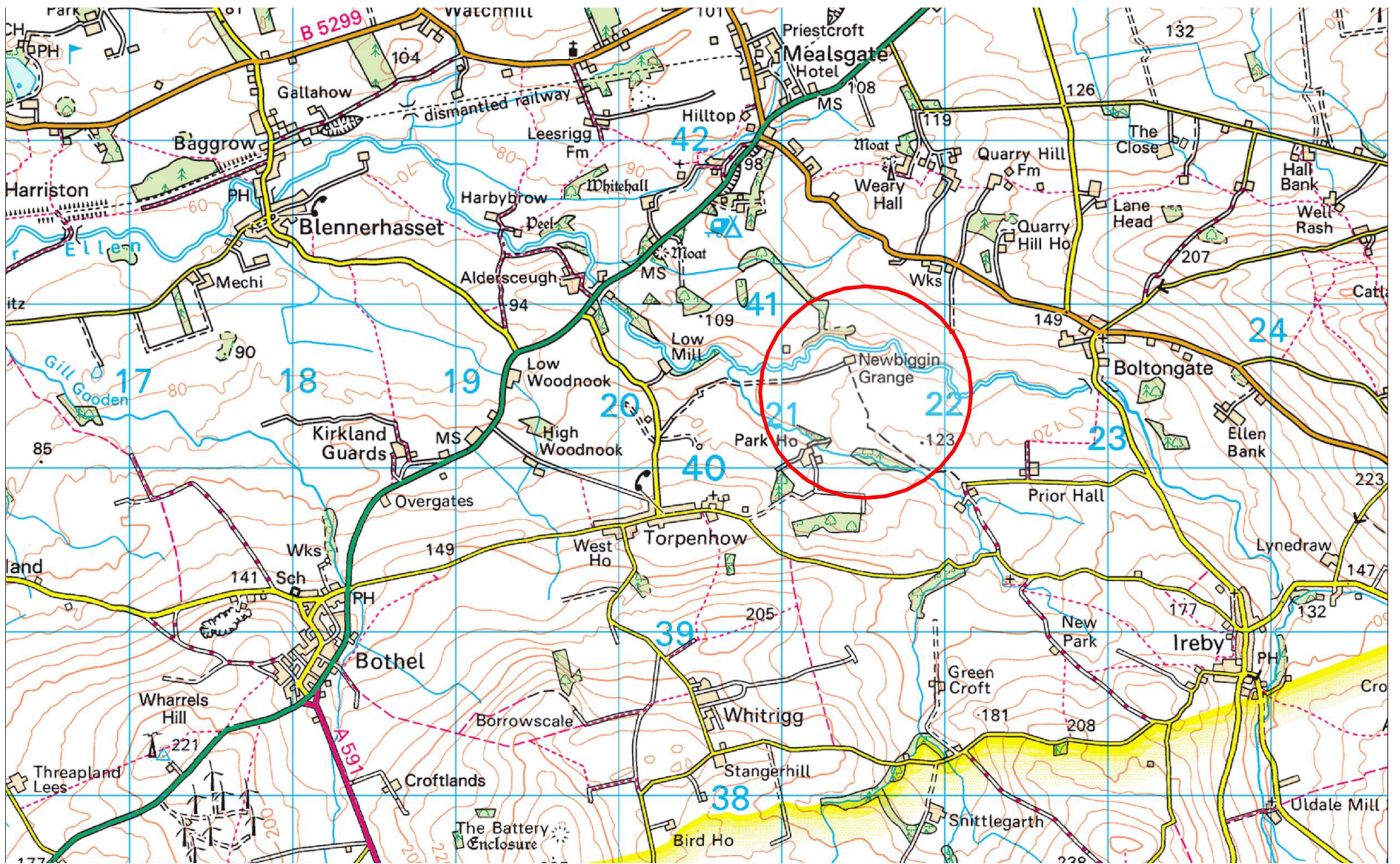


## NEWBIGGIN GRANGE

TORPENHOW, WIGTON, CUMBRIA, CA7 1JJ

Auctioneers & Valuers serving the Cumbria Agricultural Community since 1897









# NEWBIGGIN GRANGE

## TORPENHOW, WIGTON, CUMBRIA, CA7 1JJ

Newbiggin Grange is a secluded stock rearing farm comprising of a substantial four bedroomed farmhouse and a range of traditional farm outbuildings. The farmhouse lies in the centre of a ring fenced block of mowing and grazing land extending to 113.92 acres (46.10 ha) or thereabouts.

Located in a picturesque setting, the holding benefits from outstanding panoramic views over to the Northern Lake District Fells.

**FOR SALE BY AUCTION AS A WHOLE ON  
TUESDAY 12TH OCTOBER 2021 AT 2PM  
WITHIN HOPES AUCTION MART**

Newbiggin Grange lies approximately 1 mile north east of the village of Torpenhow in an idyllic, secluded rural location.

Access to Newbiggin Grange is taken via the council highway then over a well-maintained shared farm access track through neighbouring land to the farmyard. The track is approximately three quarters of a mile long.

The property is located 5.7 miles south west of the market town of Wigton where a full range of services are available.

The property is located around 4 miles from the Lake District National Park.

An unspoilt traditional stock rearing farm, the property comprises of a ring-fenced holding extending to approximately 113.92 acres (46.10ha). The Grade II Listed traditional farmhouse lies at the centre of the holding with a courtyard of traditional stone and slate built barns and byres with further dutch barns providing a useful range of buildings.

## Farmhouse

An extensive stone built Grade II Listed farmhouse under a slate roof. The farmhouse possesses beautiful period features and offers huge potential, though is in need of extensive refurbishment throughout.

## Ground Floor

### Kitchen

5.60m max x 5.35m max.

Entrance door to the front and rear of the property. Belfast sink. Stainless steel sink and base units. Solid fuel Rayburn Royal cooker. Electrical cooker. Understairs cupboard and stairs to workers rooms above. Exposed beams. Traditional floor tiles.

### Workers rooms on first floor

Accessed via stairs leading from kitchen. Landing area with window to the yard.

### Room 1

4.35m x 2.80m.

Window to garden.

### Room 2

3.35m x 2.75m.

Window to yard.

### Pantry

3.05m x 2.75m.

Window to garden.

### Hallway and stairs

Hallway leading to pantry, living room and front door leading to yard. Stairs to first floor.

### Larder

5.10m x 2.75m.

Sandstone salting trough. Built in shelves with concrete tops. Electric Meter.

### Dining Room

5.16m x 5.05m.

Open fire with tile surround. Double windows to yard.

### Sitting Room

5.95m x 5.15m.

Open fire with tile surround. Window to yard. Built in cupboard. Food hatch. Exposed beams.

## First Floor

### Bathroom

2.96m x 2.72m.

WC, sink and bath. Window to garden.

### Double Bedroom 1

5.15m x 4.25m.

Airing cupboard with hot water cylinder. Built-in wall cupboard. Window to yard.

### Double Bedroom 2

5.15m x 2.65m.

Window to garden.

### Double Bedroom 3

4.05m x 2.90m.

Window to yard.

### Double Bedroom 4

5.15m x 4.30m.

Window to yard.

Adjoining the house is two stone built store buildings with slate roofs.

### Store 1

2.79m x 3.27m.

### Store 2

2.55m x 3.32m.

## Outside

A large garden lies to the rear of the property, surrounded by stone walls with mature fruit trees, fruit bushes and a vegetable patch.

### Garage

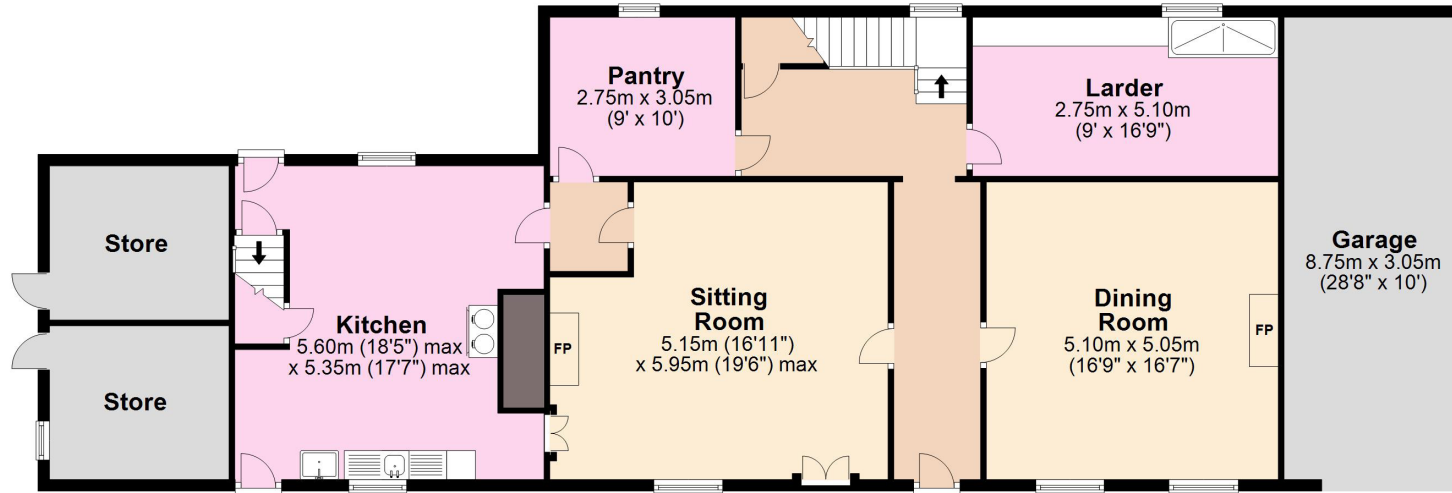
8.75m x 3.05m

Adjoining the house. Open fronted. Loft above accessed via stone steps to the rear of the property.



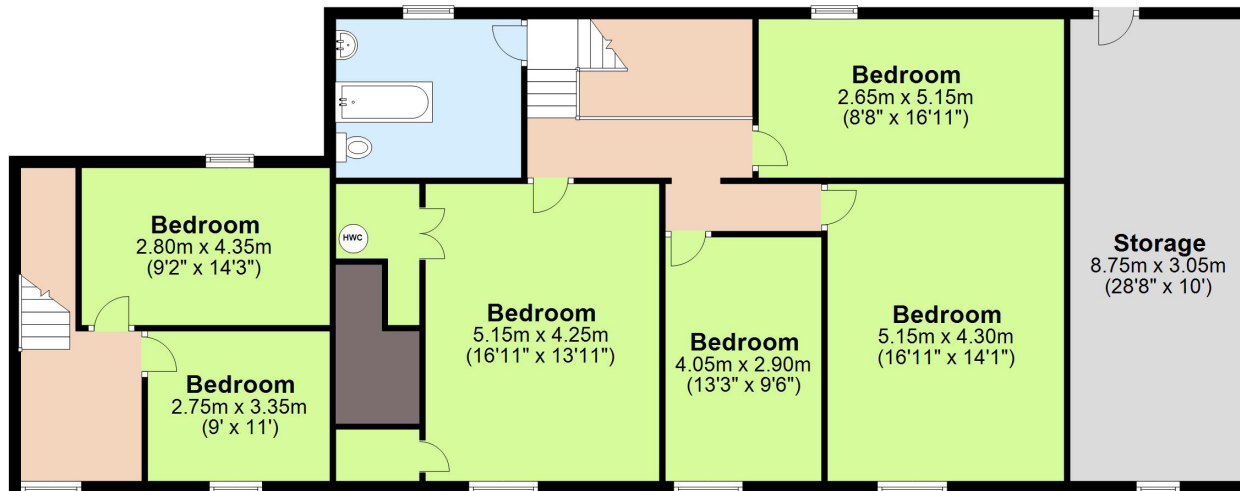
## Ground Floor

Approx. 173.6 sq. metres (1868.6 sq. feet)



## First Floor

Approx. 160.2 sq. metres (1724.9 sq. feet)



Total area: approx. 333.8 sq. metres (3593.5 sq. feet)



## Buildings

The well-constructed traditional buildings at Newbiggin Grange are generally in good order and are as follows:-

### Calf Halls

22.0m x 4.87m.

Stone built with slate roof. 5 hulls in total with built in feed mangers. Electrical lighting.

### Stone barn

5.77m x 26.00m.

Two storey stone built barn with slate roof. The barn includes;

### Stables

4 stalls and loose box, loft above

### Lean-to Stores on front

### Hay Barn

Access door to stable loft. Open to loft above byres.

### Byre

5 stall byre. Lofted. Door to main byre.

### Workshop and old dairy

Lofted.

### Main Byre

3.65m x 19.57m.

Stone slate lean-to on main barn. 18 Stalls. Electric lights. Adjoining the main byre is an additional 4 stalls, 3.65m x 4.25m.

### Stone and Slate Barn

13.80m x 5.18m.

Partially lofted. Feed and hay store. Electric for barley crusher.

### Tin and Timber Lean-to on Rear of Barn

2.55m x 5.51m.

Containing augers for grain store and crusher with electric.







**5 Bay Pole Barn Lean-to on Rear of Barn**

15.47m x 4.04m.  
Pole built with tin roof.

**Boythorpe Crop Store**

5 ring.

**Stone and Slate Calf Pens**

5.91m x 3.73m.  
Four timber pens. Electric lights. An outside WC located in the garden is attached to this building.

**Tin and Timber Lean-to Machinery Shed**

5.91m x 3.71m.

**3 Bay Pole Barn**

18.00m x 9.73m.  
Tin roof and tin clad side. Machinery and wood store.

**4 Bay Dutch Barn**

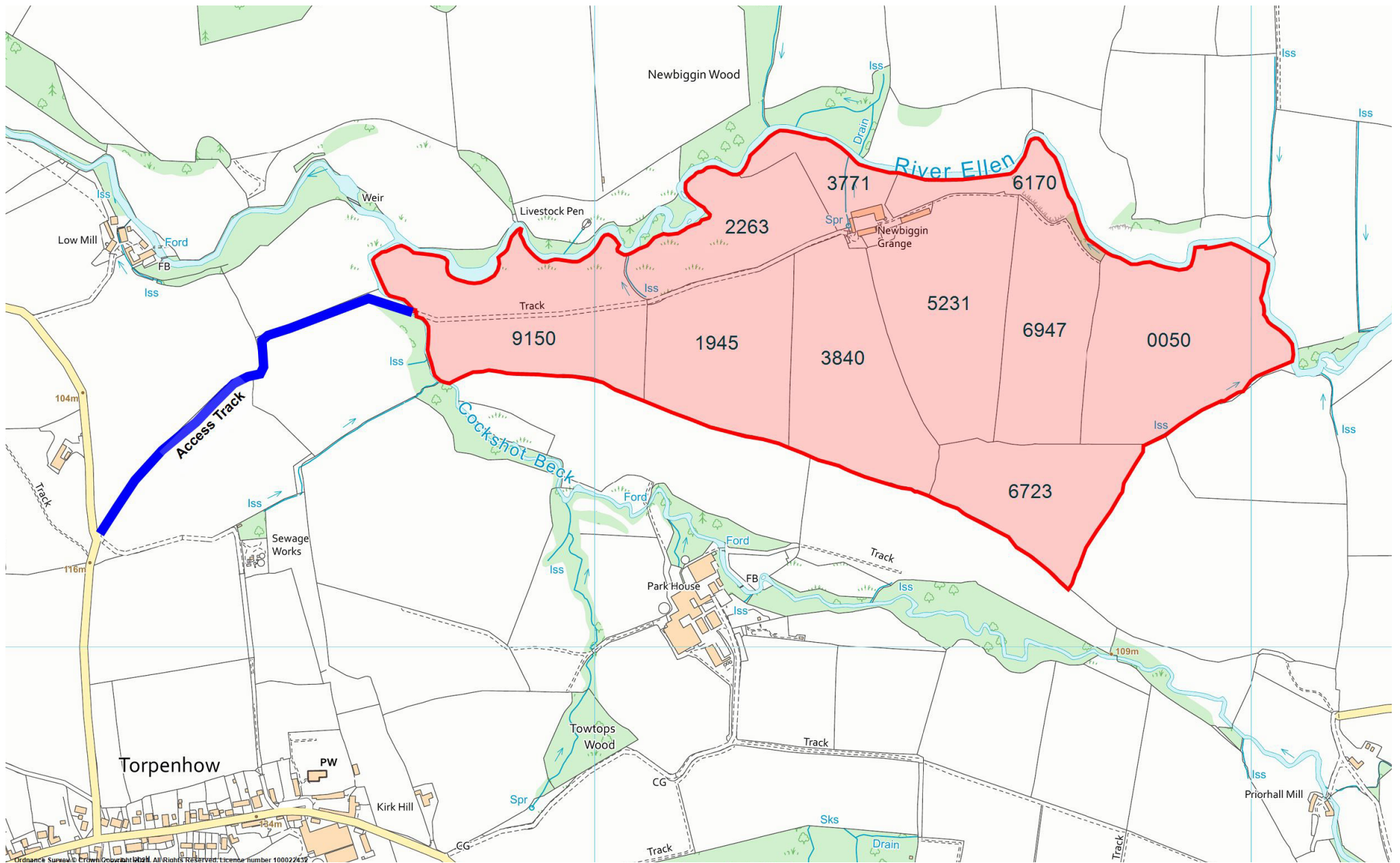
18.44m x 6.55m.  
Curved tin roof with cladding sides.

**2 Bay Cattle Shed**

6.24m x 9.22m.  
Pole frame with tin clad roof and block walls with tin clad above. Central feed trough and hay rack.







Ordnance Survey © Crown Copyright 1920. All Rights Reserved. Licence number 100022432





## Agricultural Land

The land extends to approximately 113.92 Acres (46.10 Hectares) and lies within a ring fenced block surrounding the farm steading. The land is accessed via the access track and through the farmyard.

The land is permanent pasture mainly suitable for mowing with some grazing fields lying along the banks of the River Ellen which borders the land to the North. The land is classified as DEFRA Grade III. The land benefits from both mains and natural water supply. The holding lies approximately 110 metres above sea level.



## Schedule of fields

Field Number	Hectares	Acres	
NY2040 9150	6.37	15.74	Pasture
NY2140 1945	4.87	12.04	Pasture
NY2140 2263	3.62	8.94	Pasture
NY2140 3771	1.52	3.75	Pasture
NY2140 6170	1.70	4.20	Pasture
NY2140 3840	5.70	14.09	Pasture
NY2140 5231	6.00	14.83	Pasture
NY2140 6947	4.30	10.63	Pasture
NY2140 6723	3.98	9.83	Pasture
NY2140 0050	6.92	17.10	Pasture
Tracks and Steading	1.12	2.77	Pasture
<b>TOTAL</b>	<b>46.10</b>	<b>113.92</b>	







**Services**

The house benefits from mains water supply and mains electricity. Domestic drainage is to a septic tank located on the holding. The house has no central heating and is single glazed throughout.

**Council Tax**

The property is scheduled in Council Tax Band E with Allerdale Borough Council.

**Method of Sale**

The property will be offered for sale by Auction as a whole subject to reaching an undisclosed reserve price. The Vendors reserve the right to alter, divide, amalgamate or withdraw any part of the lots and to generally amend the order of sale. Any changes will be made clear at the public auction.

**Deposits and Contracts of Sale**

A 10% deposit of the purchase price will be payable on the fall of the auctioneers hammer and the contract of sale is to be signed. Cash deposits cannot be accepted due to Money Laundering Regulations. Payment is to be made by cheque or bankers draft. Copies of the sale contract will be available for inspection, by prior appointment only, at the offices of the Sole Agents during the week prior to the Public Auction.

**Tenure**

The property is offered freehold.

**Vacant Possession and Completion**

Vacant possession to the property will be given immediately on completion which is scheduled to occur on the 14th December 2021.

**Environmental Schemes**

The holding is not managed within any environmental schemes

**Basic Payment Scheme**

The holding is not registered for the Basic Payment Scheme

**Sporting and Mineral Rights**

The sporting and minerals are included within the property as far as they are owned, full details of which will be contained with the sale contract.

**Matters of Title**

The property is sold subject to all existing burdens (covenants, rights of way, wayleaves, easements, drainage easements, rights of maintenance, ancient monuments, scheduled monuments, Sites of Special Scientific Interest etc) whether public or private and whether constituted in the title deeds or not. The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendors Solicitors on any matters arising.

**Ingoings**

There are to be no ingoing claims affecting the property.

**Boundary Maintenance**

The maintenance liability for the property is shown in the usual manner with inward facing "T" marks denoting liability. Where no "T" marks exist, the responsibility are not known.

**Purchaser Registration**

As part of the Money Laundering Regulations relating to the sale of property, we as selling agents are obliged to carry out Customer Due Diligence checks on any potential purchaser prior to a transaction being completed. Anyone wishing to offer to purchase the property must provide us with proof of their identity prior to an offer being made.

We are therefore forced by law to ensure that potential purchasers are registered with ourselves at least 5 days prior to the auction. Please note that no one will be able to bid for the land at the auction unless they are registered with ourselves at least 5 days prior to the auction. Please contact the Land Agency office for further information and also refer to the covering letter attached to these particulars for further details.

Viewing of the property is strictly by appointment with the Sole agents, Hopes Auction Co Ltd, Syke Road, Wigton, Cumbria, CA7 9NS. Tel: 016973 44901, Email: [landagent@hopesauction.co.uk](mailto:landagent@hopesauction.co.uk).

**IMPORTANT NOTICE**

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest please ask for further information. The Vendor Reserves the right to sell the property without notice.

Particulars prepared August 2021





**HOPE'S**  
AUCTIONEERS & LAND AGENTS

**Hope's Auction Co. Ltd.**

Syke Road, Wigton,  
Cumbria, CA7 9NS

**T** 016973 44901

**E** [landagent@hopesauction.co.uk](mailto:landagent@hopesauction.co.uk)

[www.hopesauction.co.uk](http://www.hopesauction.co.uk)

**Solicitors:**

Bell Park Kerridge Solicitors  
Clifford Court, Parkhouse Road  
Carlisle, Cumbria  
CA3 0JG



**Auctioneers & Valuers serving the Cumbria Agricultural Community since 1897**